

FILED  
GREENVILLE CO. S. C.

First Mortgage on Real Estate

MORTGAGE 14 4 33 PM 1955

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R. M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Gustave A. Kruesch & Claire L. Kruesch hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

Six Thousand Seven Hundred and No/100 - - - - -  
DOLLARS (\$ 6700.00 ), with interest thereon from date at the rate of five (5%)  
per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, on the Eastern side of Hall Road and having according to plat recorded in Plat Book DD at Page 75 the following metes and bounds to-wit:

"BEGINNING at an iron pin in the center of Hall Road and running thence S. 71 E. 866 feet, more or less, to point in branch; thence with branch as a line in a Northerly direction 351 feet to point in branch; thence N. 71 W. 602.9 feet to pin in driveway on the Northeastern side of driveway; thence crossing said driveway S. 28-35 W. 25 feet, more or less to pin, Southwestern side of said driveway to corner of property owned by W. J. & Sue H. Kelly; thence with the rear line of said lot S. 28-35 E. 149.3 feet to pin; thence N. 71 W. 264.9 feet to pin on Hall Road; thence with Hall Road S. 17-30 W. 149 feet to point of beginning."

Said premises being the same conveyed to the mortgagors by four separate deeds recorded in Volumes 487 at Page 492; 487, Page 511; 494, Page 473; and 494 at Page 478 respectively.

ALSO all our right, title and interest in driveway extending from Hall Road along the Northern side of Kelly property as shown on above referred to plat.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.